

**JUNE 2018**

# **RESIDENTIAL DEVELOPMENT UPDATE**

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**POPULATION AS OF JUNE 30**

**176,136**

**12-MONTH GROWTH RATE**

**6.0%**

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## **SELECT SUBMITTALS**

**SUP18-0007**

**FRISCO MULTI-EVENT CENTER**

**SPECIAL USE PERMIT**

One residential tower on one lot on 1.9± acres on the southeast corner of Cowboys Parkway and Gaylord Parkway. Zoned Planned Development-29-Business Center. Neighborhood #31.

**PP18-0004**

**NORTHWOOD MANOR**

**PRELIMINARY PLAT**

168 Single Family lots and six Open Space lots on 57.8± acres on the south side of Panther Creek, 4,730± feet west of Dallas Parkway. Zoned Agricultural. Neighborhood #48.

**RP18-0019**

**FRISCO SPRINGS**

**RE PLAT**

154 Townhome lots, 58 Patio Home lots, and 114 Single Family lots (Cluster Homes) on 96.7± acres on the north side of Eldorado Parkway, 1,700± feet west of Rogers Road. Zoned Planned Development-2-Business Center. Neighborhood #10.



DEVELOPMENT SERVICES



View the complete list of submittals online at: <http://www.friscotexas.gov/archive.aspx?amid=81>.

# ABOUT THIS PUBLICATION

**PURPOSE:** The intent of this report is to convey technical data to service providers and the development community to assist in planning efforts. Additional elements and features have been added for the benefit of the general public, but due to space and resource allocation constraints, these features are limited.

**DISCLAIMER:** The monthly updates summarize development activity in Frisco. Information shown represents a “snapshot” of activity as of a specific date (the 1st of the month). The contents are estimates, which are continually updated with additional data and new and/or revised submittals, and are provided for informational purposes only.



**CONTACT:** If you have questions or suggestions for future updates call (972) 292-5357 or email [sbrowne@friscotexas.gov](mailto:sbrowne@friscotexas.gov).

## RELATED RESOURCES



**Development Services Reports Web Site** - Access monthly development reports, including commercial permits data, online at: <http://www.friscotexas.gov/614/reports>



**Project Status Lookup (by Project Number):** <https://etrakit.friscotexas.gov>



**Submit Questions / Comments on a Project Under Review:**

<http://www.friscotexas.gov/formcenter/project-input-form-9/project-input-form-53>

## ACRONYMS USED IN THIS REPORT

### GENERAL / PROCESSES

**LI** = Lot Inventory  
(Permit-Ready Lot Count)

**PL** = Pipeline  
(Lots in the Review Process)

**MTM** = Month-to-Month Change

**YTY** = Year-to-Year Change

**CO** = Certificate of Occupancy

**HU** = Housing Unit

**HH** = Households  
(Occupied HU's)

**SF** = Single-Family

**MF** = Multi-Family

**uMF** = Urban Multi-Family

**MXD** = Mixed-Use Residential

**UL** = Urban Living  
(uMF & MXD are UL products)

**QUAD** = Quadrant

**ROW** = Right-of-Way

### PERMITS

**SNEW** = New SF

**SADD** = SF Addition

**SALT** = SF Remodel

**MNEW** = New MF or UL

**CNEW** = New Commercial Building

**CADD** = Commercial Addition

**CALT** = Commercial Remodel

**CIFO** = Commercial Interior  
Finish Out  
(Shell Completion or Remodel  
for New Tenant / Use Needs)

### PROJECT RELATED

**A** = Annexation

**CS** = Construction Set

**FP** = Final Plat

**PD** = Planned Development

**PP** = Preliminary Plat

**PSP** = Preliminary Site Plan

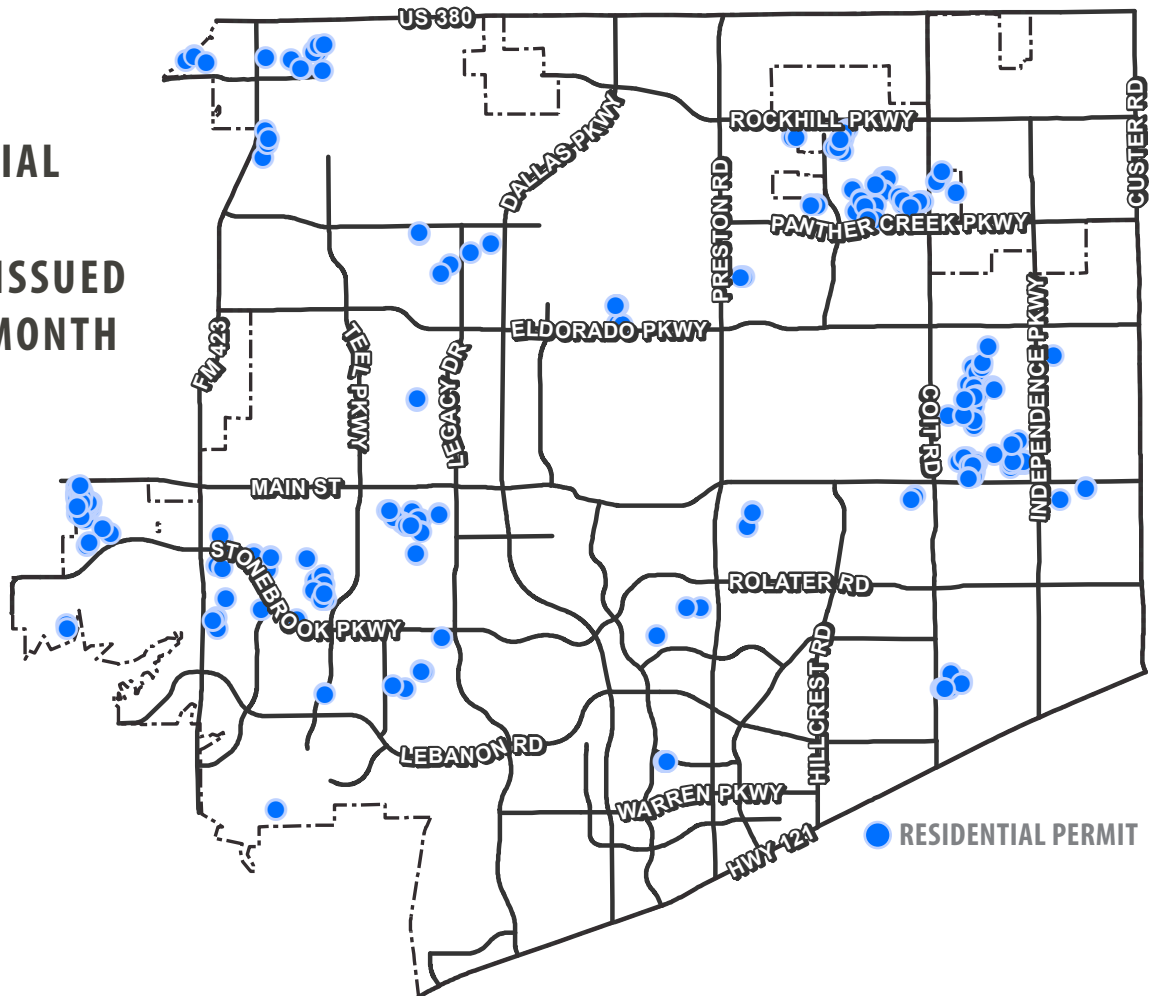
**SP** = Site Plan

**SUP** = Specific Use Permit

**Z** = Rezone or PD Amendment

# SINGLE-FAMILY RESIDENTIAL

## RESIDENTIAL BUILDING PERMITS ISSUED FOR THE MONTH



## SNEW PERMITS ISSUED

	2016	2017	2018
JAN	167	172	167
FEB	226	138	143
MAR	233	184	201
APR	175	134	200
MAY	174	133	238
JUN	211	167	236
JUL	155	200	
AUG	188	170	
SEP	183	153	
OCT	144	166	
NOV	180	149	
DEC	152	169	
	2,224	1,935	1,185

## MOST ACTIVE NEIGHBORHOODS

FRISCO LAKES	42
LEXINGTON	31
PHILLIPS CREEK RANCH	27
MIRAMONTE	20
PRAIRIE VIEW	12

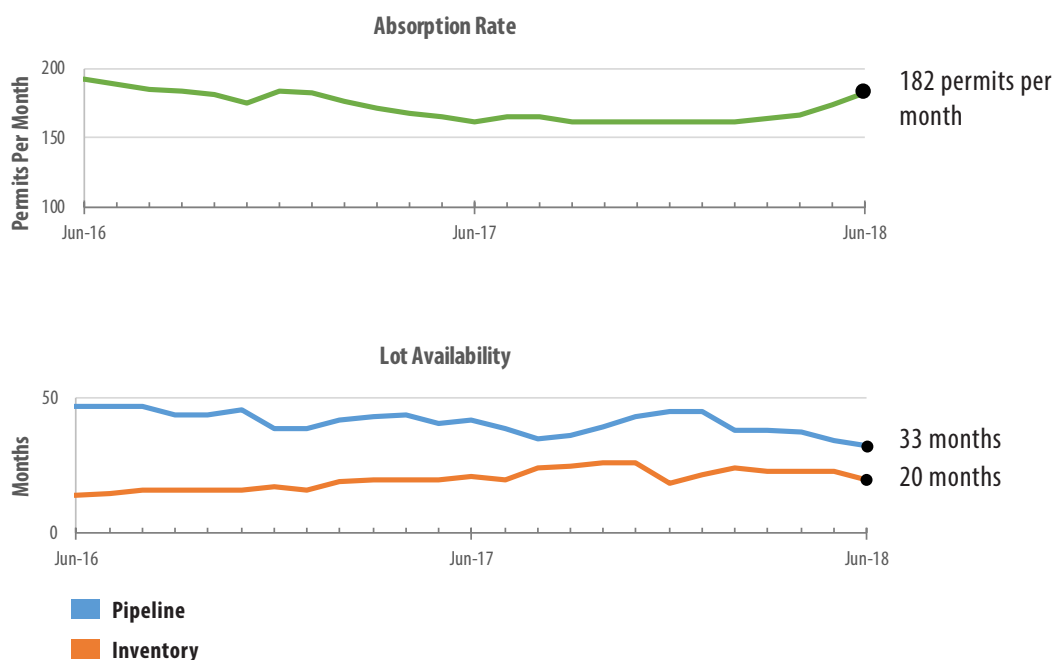
## BUILDERS

PULTE HOMES	50
LANDON HOMES	34
CALATLANTIC HOMES	23
HIGHLAND HOMES	11
TOLL BROTHERS INC	11

## SINGLE-FAMILY LOT INVENTORY

Two measures of potential future housing activity are the Pipeline (PL) and Lot Inventory (LI). PL lots are those that are in the review process (formal submittal received), but have not been platted. LI is the number of single-family residential lots that have been platted and are permit-ready.

By dividing the number of PL and LI lots by the average monthly permits issued over the past 12 months (known as the absorption rate), we can estimate the months of lot inventory. Industry experts consider the market balanced at  $\pm 24$  months of inventory.



## DISTRIBUTION

BY COUNTY	DENTON		COLLIN		TOTAL
SF Housing Units	22,181	44.8%	27,352	55.2%	49,533
Under Construction	667	50.9%	644	49.1%	1,311
Lot Inventory	1,330	44.4%	2,234	62.7%	3,564
Pipeline	2,414	40.5%	3,529	59.4%	5,943
<b>TOTAL</b>	<b>26,592</b>	<b>44.06%</b>	<b>33,759</b>	<b>55.94%</b>	<b>60,351</b>

## NEIGHBORHOODS WITH GREATER THAN 100 LOTS IN THE PIPELINE

NAME OF NEIGHBORHOOD	PIPELINE	INVENTORY	UNDER CONSTRUCTION	TOTAL
COLLINSBROOK FARMS	760	0	0	760
HOLLYHOCK	553	112	51	877
LEXINGTON	533	398	144	1276
VILLAGES OF CREEKWOOD	437	0	0	437
EDGEWOOD	356	0	0	357
GARILEN	344	124	35	520
FRISCO SPRINGS	326	0	0	326
EDGESTONE AT LEGACY NORTH	296	0	0	296
FRISCO LAKES	273	71	116	3068
DOVE CREEK	230	0	0	230
PRAIRIE VIEW	220	90	44	500
ESTATES AT SHADDOCK PARK	203	247	59	516
ESTATES AT ROCKHILL	189	57	35	353
EDGESTONE AT LEGACY	166	128	61	475
SOMERSET PARK	163	0	4	173
WADE SETTLEMENT	162	109	36	311
NEWMAN VILLAGE	155	57	38	771
HILLS OF CROWN RIDGE	131	43	24	223
TAPESTRY ADDITION	123	0	0	123
HILLS OF KINGSWOOD	108	58	24	388
SPRING VIEW ESTATES	107	0	0	107
ROCKHILL AT PRESTON	104	66	18	194

## NEIGHBORHOODS WITH GREATER THAN 100 LOTS IN THE INVENTORY

NAME OF NEIGHBORHOOD	PIPELINE	INVENTORY	UNDER CONSTRUCTION	TOTAL
LEXINGTON	533	398	144	1276
MIRAMONTE	91	327	92	929
ESTATES AT SHADDOCK PARK	203	247	59	516
PHILLIPS CREEK RANCH	67	247	189	2198
VILLAGES OF MAJESTIC GARDENS	0	210	36	278
GLEN VIEW	0	195	30	248
RICHWOODS	0	161	41	1669
EDGESTONE AT LEGACY	166	128	61	475
AVONDALE	0	126	69	234
GARILEN	344	124	35	520
HOLLYHOCK	553	112	51	877
PARK WEST	0	110	8	120
WADE SETTLEMENT	162	109	36	311

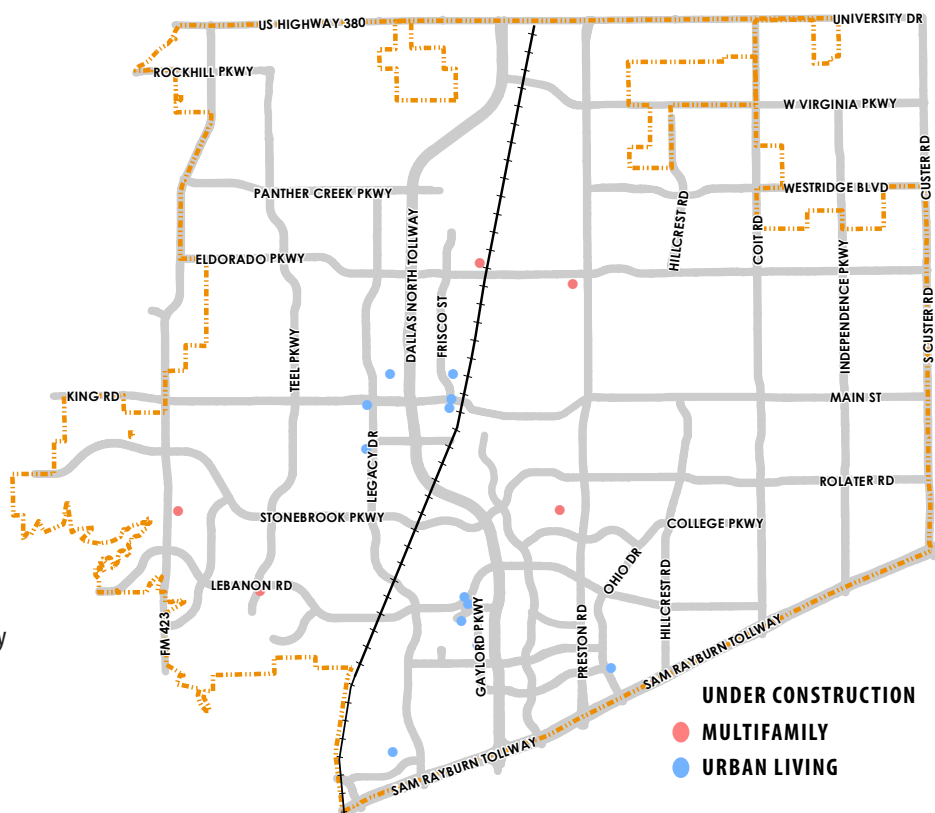
# MULTI-FAMILY (MF) AND URBAN LIVING (UL)

## What's the difference between MF and UL products?

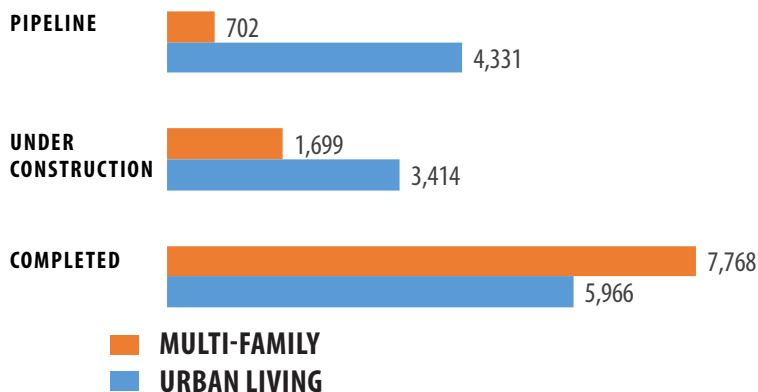
In Frisco, **Multi-Family (MF)** developments are generally medium-density (15-19 units/acre) garden-style apartments where there is a predominance of surface parking. **Urban Living (UL)** is typically 4 stories (with or without parking garages), and the first floor may have flex space allowing for other uses in the future.

Projects listed are in the review process (pipeline), under construction, or recently completed.

Units released are units completed (construction completed, unit released for occupancy).



## TOTAL MULTI-UNITS



## UNDER CONSTRUCTION

## MULTIFAMILY

ISSUED	PERMIT	COMMUNITY	UNITS
8/16/2016	B16-0761	PHILLIPS CREEK RANCH - PH2	302
6/15/2017	B17-00417	PDG FRISCO	257
7/11/2017	B14-9682	ALAQUA AT FRISCO	308
9/5/2017	B17-03079	THE ATHERTON - BROOKHOLLOW ADDITION	500
11/30/2017	B17-02369	DAVIS MULTIFAMILY PH 1	332
TOTAL:			1,699

## URBAN LIVING

7/20/2016	B15-4497	THE MAXWELL - SOUTH CGP	325
8/10/2016	B16-0220	EMERSON COURT	312
10/26/2016	B16-1758	STATIONHOUSE AT FRISCO STATION	301
11/7/2016	B16-3894	DOMAIN AT THE GATE	350
12/7/2016	B16-2026	FRISCO FRESH MARKET - WATERFORD	597
1/19/2017	B16-3260	THE CHARMICHAEL - PARK WEST	320
5/4/2017	B16-05564	ALTA AT FRISCO SQUARE	285
8/24/2017	B17-04607	FRISCO 16 PH2	260
9/15/2017	B16-5030	FRISCO FLATS	125
4/4/2018	B17-11552	SKYHOUSE FRISCO STATION	332
4/30/2018	B17-11878	STAR HOUSE	160
6/12/2018	B18-01745	BROADSTONE FRISCO SQUARE	256
TOTAL:			3,623

## PIPELINE

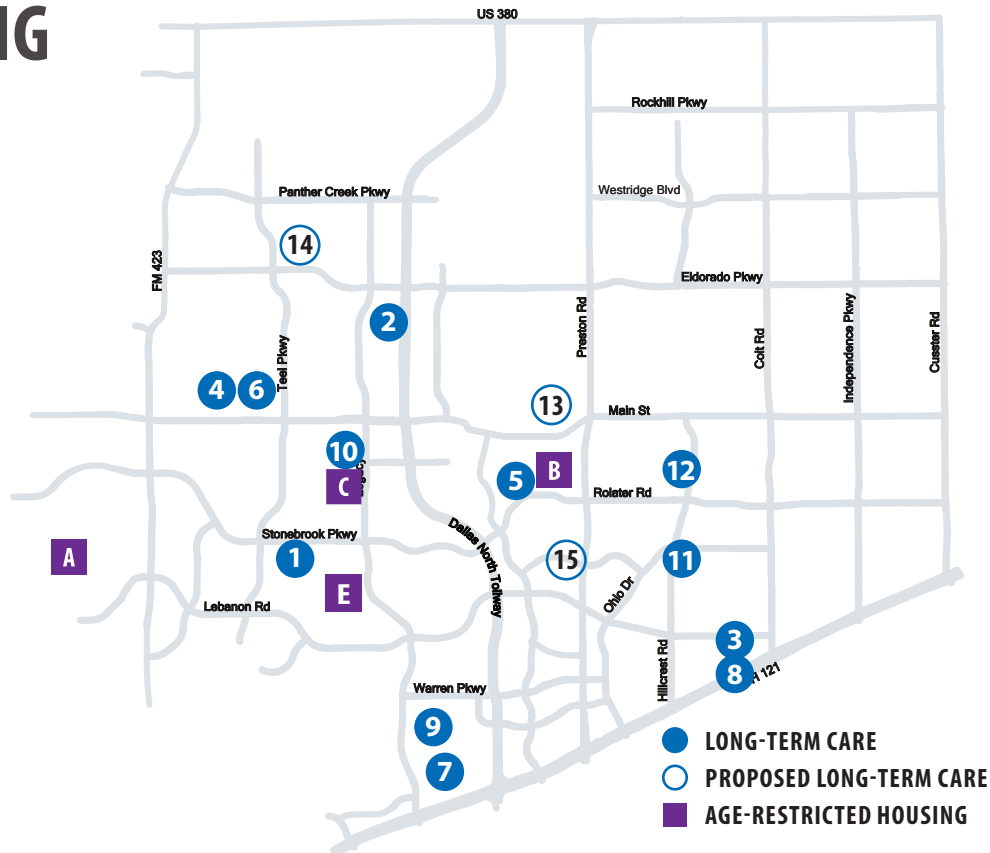
## MULTIFAMILY

PROJECT	COMMUNITY	UNITS
PSP16-0051	DAVIS MULTIFAMILY PH 2,3	702
FP17-0038	WESTRIDGE VILLAS	93
TOTAL:		795

## URBAN LIVING

PSP16-0015	FRISCO SQUARE PH 3 LOT 2-7	1,600
PSP17-0031	WADE PARK PH 2B	1,232
PSP17-0036	JPI AT THE GATE	425
PSP17-0035	NEWMAN VILLAGE URBAN LIVING TRACT 2	300
SUP17-0009	STAR HOUSE	160
SP17-0049	SKYHOUSE FRISCO	352
B16-5030	FRISCO FLATS	125
SP17-0076	ABLON AT FRISCO SQUARE PH 2	266
PSP17-0049	FRISCO SUMMIT PH 2	373
PSP17-0049	FRISCO SUMMIT PH 3	316
SP17-0089	BROADSTONE FRISCO SQUARE	256
FP18-0010	FRISCO STATION URBAN LIVING 2	316
PSP18-0001	TOWER AT RAILHEAD	384
PSP18-0001	LUXE AT RAILHEAD	528
PSP18-0001	MANSIONS AT RAILHEAD	348
SP18-0028	FRISCO BRIDGES PHASE II	348
SP18-0024	GRAND PARK CANAL SOUTH BLOCK B	348
TOTAL:		7,677

# SENIOR LIVING



DEVELOPMENT NAME	ROOMS	BEDS
1 BEEHIVE HOMES		50
2 BETHESDA GARDENS	80	80
3 LA FONTAINE		40
4 MUSTANG CREEK ESTATES	81	81
5 PARKVIEW	56	56
6 PRAIRIE ESTATES	180	180
7 SADDLEBROOK	42	65
8 STONEMERE REHAB CENTER		125
9 SUNRISE OF FRISCO	96	96
10 THE LANDING AT WATERMERE	111	111
11 THE LODGE ON PRESTON RIDGE	70	70
12 VICTORIA GARDENS	59	118

PROJECT NAME	ROOMS	BEDS
13 FRISCO MEMORY CARE		108
14 WINDHAVEN		64
15 COTTAGES AT CHAPEL CREEK	52	52

DEVELOPMENT NAME	LOTS	UNITS
A FRISCO LAKES	3,000	
B PARKVIEW		202
C WATERMERE AT THE CANALS OF GRAND PARK		238
D ASPENS AT WADE PARK		162
E ARTISTRY AT EDGESTONE		188